

**City of Franklin  
Plan Commission Meeting  
July 6, 2017  
Minutes**

Approved  
**July 20, 2017**

**A. Call to Order and Roll Call**

Mayor Steve Olson called the July 6, 2017 regular Plan Commission meeting to order at 7:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Commissioners Patricia Hogan, Patrick Leon and Kevin Haley, Alderman Mark Dandrea and Assistant City Engineer Sara Arnold. Excused was Commissioner David Fowler. Also present was Principal Planner Nick Fuchs and Planning Manager Joel Dietl.

**B. Approval of Minutes**

1. Regular Meeting of June 22, 2017.

Commissioner Hogan moved and Commissioner Leon seconded a motion to approve the June 22, 2017 minutes of the regular meeting of the Plan Commission as corrected by Commissioner Haley. On voice vote, all voted 'aye'. Motion carried (5-0-0).

**C.1. FOREST PARK MIDDLE SCHOOL NEW BUILDING AND ASSOCIATED PARKING LOT CONSTRUCTION.** Natural Resource Features Special Exception by Franklin Public Schools, for the purpose of allowing for filling and removing approximately 9,950 square feet of wetlands, approximately 35,400 square feet of wetland buffers and approximately 34,750 square feet of wetland setbacks, as well as mitigation of the proposed natural resource impacts through construction of a new 17,150 square foot wetland and identification of a new 54,300 square foot wetland buffer (currently identified as a mature woodland), with a majority of the natural resource impacts and all of the mitigation areas being located in the southeastern corner of the subject property located at 8225 West Forest Hill Avenue, such property being zoned I-1 Institutional District; Tax Key No. 838-9978-000. **A PUBLIC HEARING**

Planning Manager Joel Dietl presented the request by Franklin Public Schools, to allow for filling and removing approximately 9,950 square feet of wetlands, approximately 35,400 square feet of wetland buffers and approximately 34,750 square feet of wetland setbacks, as well as mitigation of the proposed natural resource impacts through construction of a new 17,150 square foot wetland and identification of a new 54,300 square foot wetland buffer (currently identified as a mature woodland), with a majority of the natural resource impacts and all of the mitigation areas being located in the southeastern corner of the subject property located at 8225 West Forest Hill Avenue.

The Public Hearing was opened and continued from the June 22<sup>nd</sup> Plan Commission meeting at 7:18 p.m. and closed at 8:22 p.m.

Commissioner Leon moved and Alderman Dandrea seconded a motion to recommend approval of the Franklin Public Schools Natural Resource Features Special Exception pursuant to the Standards, Findings and Decision recommended by the Plan Commission and Common Council consideration of the Environmental Commission recommendations, and including the condition read into the record by Planning Manger Dietl. On voice vote, all voted

**IS SCHEDULED FOR THIS MEETING UPON THIS MATTER.** [SUBJECT MATTER CONTINUED FROM THE JUNE 22, 2017 MEETING. THIS PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON JUNE 22, 2017, AND THEN POSTPONED AND CONTINUED TO THE JULY 6, 2017 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

'aye'. Motion carried (5-0-0).

**C.2. FRANKLIN LIONS CLUB PRIVATE PARK USE AND STORAGE GARAGE MOVE.** Special Use and Building Move applications by Franklin Lions Foundation, Inc., to operate a private park for the Franklin Lions Club at 10961 West St. Martins Road, with the principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club, along with an application for a Building Move to move an approximately 24 foot by 24 foot storage garage from City of Franklin property located at approximately 9600 South 80th Street to the Franklin Lions Club property located at 10961 West St. Martins Road, such property is zoned P-1 Park District; Tax Key No. 799- 9989-007. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE SPECIAL USE APPLICATION OF THIS MATTER.** [SUBJECT MATTERS CONTINUED FROM THE JUNE 22, 2017 MEETING. THE PUBLIC HEARING WAS PREVIOUSLY NOTICED FOR, OPENED AND HELD AT THE PLAN COMMISSION MEETING ON JUNE

Planning Manager Joel Dietl presented the request by Franklin Lions Foundation, Inc., to operate a private park for the Franklin Lions Club at 10961 West St. Martins Road, with the principal use of the park being temporary parking for the annual St. Martins Fair event as a fundraiser for the Lions Club.

The Public Hearing was opened and continued from the June 22<sup>nd</sup> Plan Commission meeting at 8:33 p.m. and closed at 8:37 p.m.

Commissioner Hogan moved and Commissioner Haley seconded a motion to recommend approval of a resolution imposing conditions and restrictions for the approval of a Special Use for a private park use upon the Franklin Lions Club property located at 10961 West St. Martins Road with the addition of the Whereas paragraph as read into the record by Mayor Olson. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Leon moved and Commissioner Hogan seconded a motion to accept the withdrawal of the Building Move Application. On voice vote, all voted 'aye'. Motion carried (5-0-0).

22, 2017, AND THEN POSTPONED AND CONTINUED TO THE JULY 6, 2017 PLAN COMMISSION MEETING TO ALLOW FOR FURTHER PUBLIC INPUT.]

**D.1. MISTER CAR WASH #488 498 AUTOMATED PAYMENT LANE INSTALLATION AND SIGNAGE.** Unified Development Ordinance §15-3.0439 Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial) Minor Amendment application by David Hail, Vice President of Research & Development at Mister Car Wash, to allow for replacing the recently approved entrance canopy to the carwash lanes with three automated payment kiosks with associated canopies, signage and queuing lane striping, removal of two vacuum stations and a landscape island and addition of concrete curbs to direct traffic, upon property located at 7700 West Rawson Avenue, property zoned Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial); Tax Key No. 744-1002-000.

Planning Manager Joel Dietl presented the request by David Hail, Vice President of Research & Development at Mister Car Wash, to allow for replacing the recently approved entrance canopy to the carwash lanes with three automated payment kiosks with associated canopies, signage and queuing lane striping, removal of two vacuum stations and a landscape island and addition of concrete curbs to direct traffic, upon property located at 7700 West Rawson Avenue.

Commissioner Haley moved and Alderman Dandrea seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Alderman Dandrea moved and Commissioner Leon seconded a motion to recommend approval of an ordinance to amend section §15-3.0439 of the Unified Development Ordinance Planned Development District No. 34 (Hampton Inn and Suites Plus Mixed Use Commercial) to allow for the installation of automated payment kiosks, signage and queuing lane striping, removal of two vacuum stations and a landscape island and addition of concrete curbs to direct traffic at Mister Car Wash #488 498 (7700 West Rawson Avenue). On voice vote, all voted 'aye'. Motion carried (5-0-0).

**D.2. DEERWOOD ESTATES CONDOMINIUM DEVELOPMENT CONSTRUCTION OF TWO BUILDINGS.** Unified Development Ordinance §15-3.0431 Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) Minor Amendment and Condominium Plat (Second Addendum) applications by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), to allow for construction of Building No. 3 and Building No. 10 within the development, with proposed

Planning Manager Dietl presented the request by Franklin Estates LLC, applicant (SGB & Associates #4, LLC, property owner), to allow for construction of Building No. 3 and Building No. 10 within the development, with proposed change in building types and floor plans for these two units. Building No. 3 will be a Walkout type unit and Building No. 10 will be a Lookout unit, resulting in site plan and architectural changes, upon properties located at: Building No. 3: 8501 South Deerwood Lane (Tax Key No. 841-0143-000) and 8503 South Deerwood Lane (Tax Key No. 841-0142-000) and Building No. 10: 8457 South Deerwood Lane (Tax Key No. 841-0157-000) and 8459 South Deerwood Lane (Tax Key No. 841-0156-000), in the Deerwood Estates Condominium Development, zoned Planned Development District No. 26 (Woodlake Condominiums & Deerwood

change in building types and floor plans for these two units. Building No. 3 will be a Walkout type unit and Building No. 10 will be a Lookout unit, resulting in site plan and architectural changes, upon properties located at: Building No. 3: 8501 South Deerwood Lane (Tax Key No. 841-0143-000) and 8503 South Deerwood Lane (Tax Key No. 841-0142-000) and Building No. 10: 8457 South Deerwood Lane (Tax Key No. 841-0157-000) and 8459 South Deerwood Lane (Tax Key No. 841-0156-000), in the Deerwood Estates Condominium Development, zoned Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement).

Estates – Jeffrey Klement).

Commissioner Hogan moved and Commissioner Haley seconded a motion determining the proposed amendment to be a Minor Amendment. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of an Ordinance to amend §15-3.0431 of the Unified Development Ordinance Planned Development District No. 26 (Woodlake Condominiums & Deerwood Estates – Jeffrey Klement) to allow for construction of redesigned Building No. 3 and Building No. 10 within the Deerwood Estates. On voice vote, all voted 'aye'. Motion carried (5-0-0).

Commissioner Leon moved and Commissioner Hogan seconded a motion to recommend approval of a Resolution conditionally approving a Condominium Plat for the second addendum to the Deerwood Estates Condominium development at 8501 and 8503 South Deerwood Lane (Building 3) and 8457 and 8459 South Deerwood Lane (Building 10). On voice vote, all voted 'aye'. Motion carried (5-0-0).

**E. Adjournment**

Commissioner Hogan moved and Commissioner Leon seconded to adjourn the Plan Commission meeting of July 6, 2017 at 8:43 p.m. All voted 'aye'; motion carried. (5-0-0).